

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: Award of Contract – Bathroom
Renovation - NSHS

ITEM NO.: 3I

PREPARED BY: Quintin Sullivan
Project Manager/
Clerk of the Works

MEETING: September 13, 2005
ACTION DATE: September 13, 2005

Scott Horan,
Executive Director
Planning & Construction

Andre' A. Nougaret,
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve the award a construction contract (delivery order) to Centennial Contractors Enterprise Inc. of 21-A Fort Evans Road, N.E. Leesburg, Virginia in the amount of \$133K for the renovation of two student/faculty bathrooms at North Stafford High School

KEY POINTS:

1. The renovation of student/faculty bathrooms at North Stafford High School was not included in the scope of the recent three-year renovation due to cost constraints. After a request from the school, staff initiated an inspection of the bathrooms and developed a renovation project. Bathrooms are old, in need of repair, require countless maintenance hours per year and are inefficient.
2. Staff contracted with SHW Group in January 2005 to provide a renovation design. Seven bathrooms were included in the original project scope and were prioritized by school staff based on condition and usage. Design was completed in March/April 2005 and the project was advertised and bid in May/June 2005 through the Stafford County Purchasing Department. SCPS received no responsive bids to the project.
3. In July 2005 staff decided to utilize the Loudoun County Public School's Job Order Contract to execute this work. Stafford County Public Schools is a member of the regional Council of Government (COG) and obtained permission from Loudoun County Public School contract administrators to use the subject contract. The contract and its "rider clause" were reviewed by Stafford County Purchasing Department and they saw no issues with using the contract. A Job Order contract is a contract for construction services that is competitively bid, includes lists of hundreds – thousands of construction line items/services and includes a pre-negotiated mark-up. The Loudoun County Public School Job Order Contract (Contract # RFP#01-331) was awarded to Centennial Contractor Enterprises Inc. The contract uses the well-known Means Construction Cost Estimating Guide as its list of construction line items and services.

4. In early August 2005 staff met with Centennial Contractors Enterprises Inc. to discuss developing a cost proposal for the renovation project. After evaluating the scope of the project, staff decided to phase the project into several phases due to cost. Phase I includes the top two prioritized bathrooms from the original seven bathrooms. Phase II and III will be budgeted in future years. In late August 2005, Centennial Contractors Enterprises Inc. provided a cost proposal for the project. \$133K cost proposal includes complete renovation of the student/public bathroom at the front entrance of the school and the faculty bathroom in the administrative suite. Existing finishes and some walls will be demolished, flooring and wall finishes upgraded, ceiling and lighting replaced, water closets and partitions replaced and new sinks.

5. If approved by the School Board staff will issue a notice to proceed in September 2005. Construction performance period for the renovation project will be roughly 8 weeks. School staff would like the project completed as soon as possible and are willing to make arrangements to have the work take place while school is open. Staff will work with the contractor and school administrative staff to develop a schedule that least impacts schools operations.

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn

FUNDING SOURCE: School Construction Contingency Reserve Account

AUTHORIZATION REFERENCE: Stafford County School Board Policy 4-12
Stafford County School Board Policy 4-29